

George Pratt. 181 Harry S Truman Parkway, Suite 275, Annapolis, MD 21401.

Dear President Collins and County Commissioners,

I am writing in support of the initiatives and goals outlined in the Bryans Road Sub Area Plan as recommended by the Charles County Planning Commission. The plan carefully balances economic development in Bryans Road with preservation and conservation of critical environmental resources to Charles County and the Mattawoman Creek and Chesapeake Bay watersheds. Bryans Road has been designated a Priority Funding Area and Development District, but it has been cutoff and isolated from other parts of the county. As a result, many Bryans Road residents are having to travel outside of Bryans Road to satisfy their commercial, retail, and community needs. An unintended consequence of these consumer behaviors has also hurt Bryans Road local and small businesses.

The land use planning within the Bryans Road Sub Area Plan intentionally focuses multi-use and flexible land uses around the existing Bryans Road Shopping Center and the intersection of Routes 210 and 227 to place an emphasis on redevelopment. The flexible land uses and pedestrian mobility initiatives proposed as part of the Sub Area plan will further connect the Bryans Road community by taking a Smart Growth and transit oriented approach to provide efficient and safe methods for residents to live, work and play, and move about freely within the community, further enhancing quality of life and accessibility within Bryans Road. Preservation, conservation, environmental awareness and education are at the forefront of the plan as distance from the proposed Town Center increases, including creating the Pomonkey Center for Cultural and Environmental Education. The environmental and cultural education initiatives coupled with the relocation of the Potomac Branch Library to the Town Center and

constructing the multi-generational community center will create long-lasting community amenities beneficial to all residents in Bryans Road, the western part of Charles County and beyond.

The Planning Commissioners, County staff, consultants, and Bryans Road residents have put forth tremendous time and effort to create the Bryans Road Sub Area Plan before you tonight. I believe the plan was created with the residents and for the residents of Bryans Road to help meet their desires for their community, and I respectfully urge the Board of County Commissioners to adopt the Bryans Road Sub Area Plan as recommended by the Charles County Planning Commission and direct Planning and Growth Management Staff to move forward with zoning amendments to update the current zoning in Bryans Road to align with the Bryans Road Sub Area Plan and not wait for the 2026 Comprehensive Plan update to move forward with this plan. Moreover, moving forward with initiatives such as the Pomonkey Center for Cultural and Environmental Education, the Potomac Branch Library relocation, and design and construction of the multi-generational community center will be greatly beneficial to Bryans Road and the western part of Charles County. Thank you for your time tonight and your efforts to continually improve Charles County.